Avon Government Center

AMERICAN **STRUCTUREPOINT** INC.

TOWN OF AVON

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Project Introduction

INTRODUCTION

The pre-design phase for the Avon Community Government Center lays the foundation that the rest of the project is built upon. Getting it right and spending sufficient effort to thoroughly understand and define the problem is critical to the overall success.

The aim of the study to define the project scope, budget, and design goals of the project. This phase is more about defining the problem than it is about providing the solution. We accomplish this through a visioning session, programming effort and design charrettes to extract pertinent information from key stakeholders that can be summarized to create a foundation upon which the design process can build. By completing this process correctly, potential project conflicts are identified early while it is still easy to navigate around them. Key stakeholders from the Town of Avon, Avon School Corporation, Washington Township, Chamber of Commerce and the Library were involved in each step to provide their insight and confirm the data collected meets their anticipated needs. There are intentionally no detailed design solutions included in this study as that follows in schematic design at the conclusion of this study. The contents of this study are intended to aid the Town in it's decision on how to proceed into the next phase of the design process in an informed manner.

Visioning Session

VISIONING SESSION

The goal of the Visioning Session was to establish a shared understanding among all project stakeholders on the project's objectives. By specifying success criteria upfront, we were able to create a framework that will guide the design. The session aimed to proactively identify potential conflicts and resolve issues early on in the process. The event, led by American Structurepoint, was highly interactive, allowing everyone to confirm assumptions, develop a shared vision, draft guiding principles, and most importantly, listen to the ideas of all stakeholders. The output of this session will be crucial in driving a successful project outcome, ensuring that all stakeholders have a clear vision and understanding of the project's goals. This information is extracted using a series of exercises to foster communication and focus discussion on certain topics relative to the project.

The boards used during the Visioning Session and the recorded information, including key words, images and design goals, are captured in the next pages of this book.

Easton Grey Master Plan

Avon is a safe, vibrant community for active families and thriving businesses

EASTON GREY PLAN

Riverwalk District at Easton Grey Illustrative Site Plan

REPUBLIC DEVELOPMENT INITIAL DESIGN

- **2 wings provides separate identities for school board and town admin**
- **Central active feature is crucial for overall development's success**
  - Combination of town and public functions
- **Glass pavilion provides visual access to nature to the north**
  - Glows as a lantern at night to be the heart of this space

Current Facilities

AVON TOWN HALL

SIZE: 7,778 GSF
AGE: 22 YEARS (2000)

AVON COMMUNITY SCHOOL CORPORATION

SIZE: 18,500 GSF
AGE: 15 YEARS (2007)

WASHINGTON TOWNSHIP ADMINISTRATION

Shared with Fire Department 3-4 offices belong to Township Admin

SIZE: 9,600 GSF
AGE: 5 YEARS (2017)

Avon, Indiana

Celebrated	Corporate	Hip
Brand	Dynamic	Collaborative
Authentic	Efficient	Pioneer
Open	Industrial	Closed
Comfortable	Focused	Global
Imaginative	Sustainable	Competitive
Informal	Innovative	Historical
Growth	Traditional	Individual
Fun	Inspired	Integrated
Community	Interaction	Contemporary
Classy	Visionary	Airy
Organized	Team	Repetitive
Cold	Residential	Quiet
Social	Aggressive	Diversified
Proud	Privacy	Edgy
Formal	Interactive	Systematic
Artsy	Ambitious	Energetic
Modern	Natural	Bright
Productivity	Comfortable	Secure
Cautious	Fresh	Classic
Hierarchial	Flexible	Informal
Colorful	Bold	Timeless
Conservative	Cool	Cozy
Progressive	Natural Light	Vintage
Creative	Cheerful	Discovery
Approachable	Warm	Relaxed

Programming Stakeholders

TOWN OF AVON
- Town Hall-12-15,000 sf
- Need for more town meeting space
-
-
-

AVON SCHOOL CORPORATION
- Brownsburg needs a new home
-
-
-

WASHINGTON TOWNSHIP
- Interest level in moving?
- 3-4 offices currently
-
-
-

AVON/WASHINGTON TOWNSHIP LIBRARY
- No need for a new full branch
-
-
-

CHAMBER OF COMMERCE
- Operating in current space for free
- Staff of 2 people
-
-

ADDITIONAL
- Parks Dep. remains at existing Town Hall
- Community amenities?
-
-

Town Hall Precedents

Civic Spaces Precedents

Workspace

INITIAL SITE IDEAS

SITE ANALYSIS

IDEA A

IDEA B

IDEA C
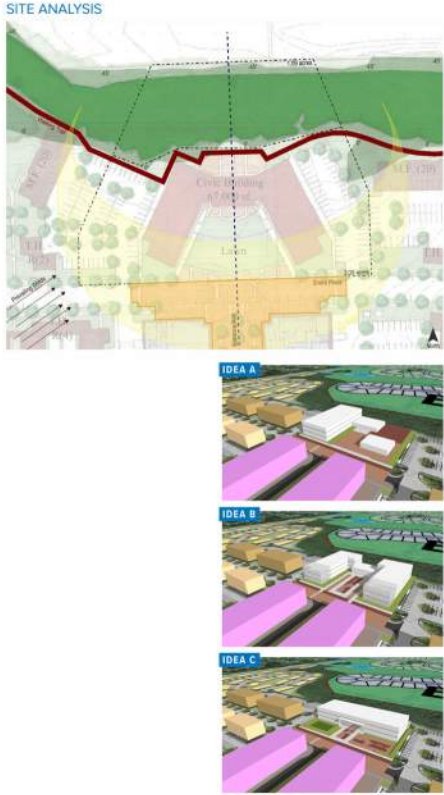
WORD EXERCISE RESULTS

POSITIVE

Collaborative (5)

Sustainable (3)
Comfortable (3)
Secure (3)

Community (2)
Innovative (2)
Efficient (2)

Open

Imaginative

Inspired

Team

Interactive

Natural

Flexible

Natural light

Integrated

Bright

NEGATIVE

Repetitive (5)

Competitive (4)
Industrial (4)

Cold (3)

Artsy (2)
Edgy (2)

Proud

Formal

Hierarchal

Colorful

Residential

Cool

Historical

Vintage

IMAGE EXERCISE RESULTS - WORSPACE

UNIQUE • OPEN • NOISY
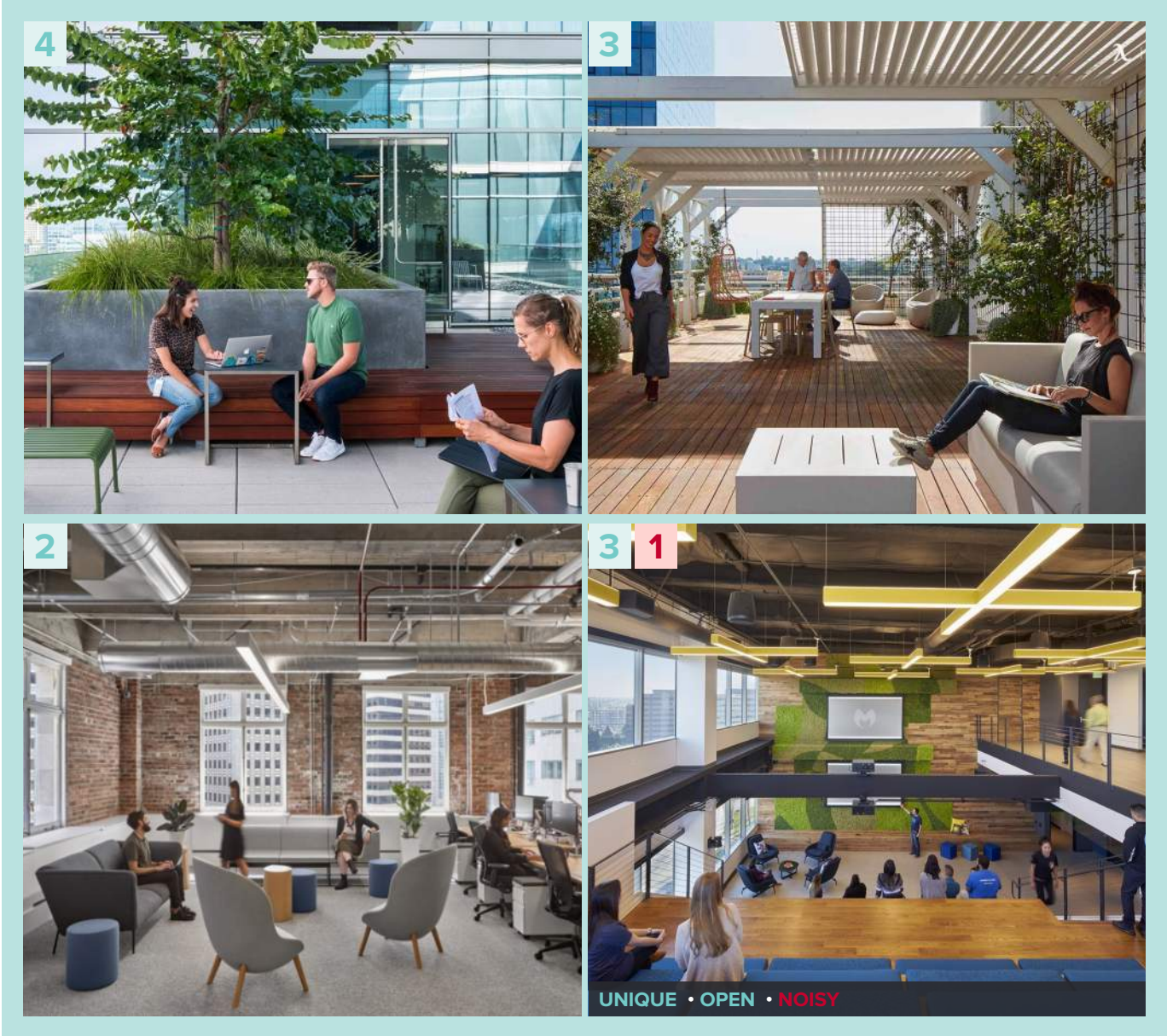
IMAGE EXERCISE RESULTS - CIVIC SPACES

5 ALL AGES · PUBLIC

4 GREEN SPACE · FLEXIBILITY

3 SHADE · FORMAL

3

2

2 (FOR FOUNTAIN)

4

3 SCHOOL · UNIMPRESSIVE

3 MESSY · LESS FLEXIBLE
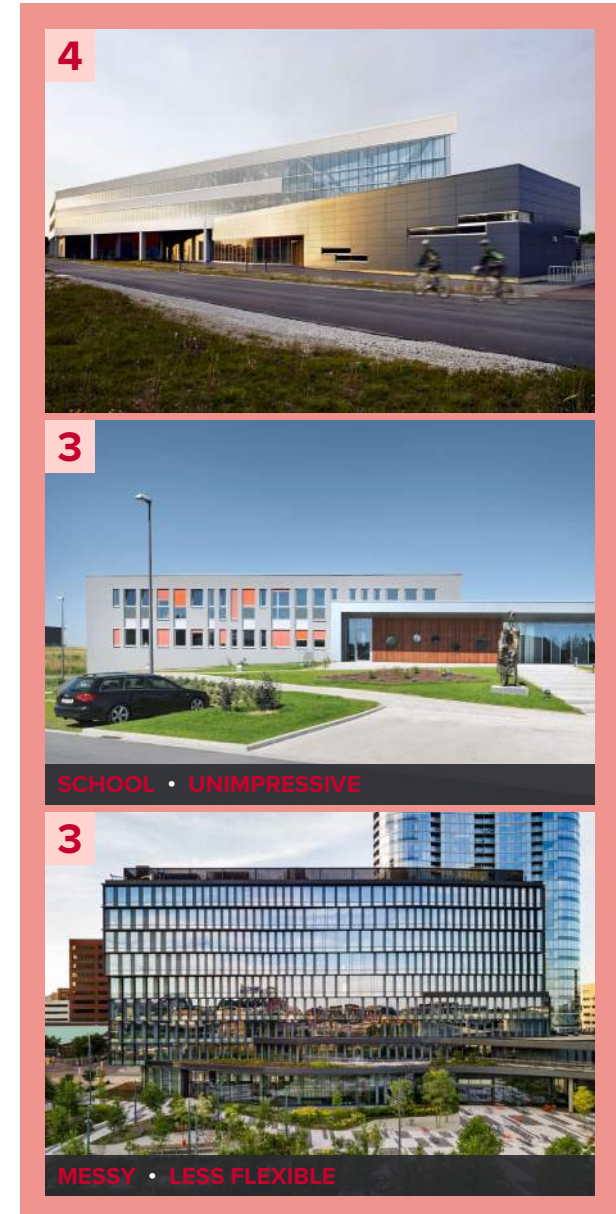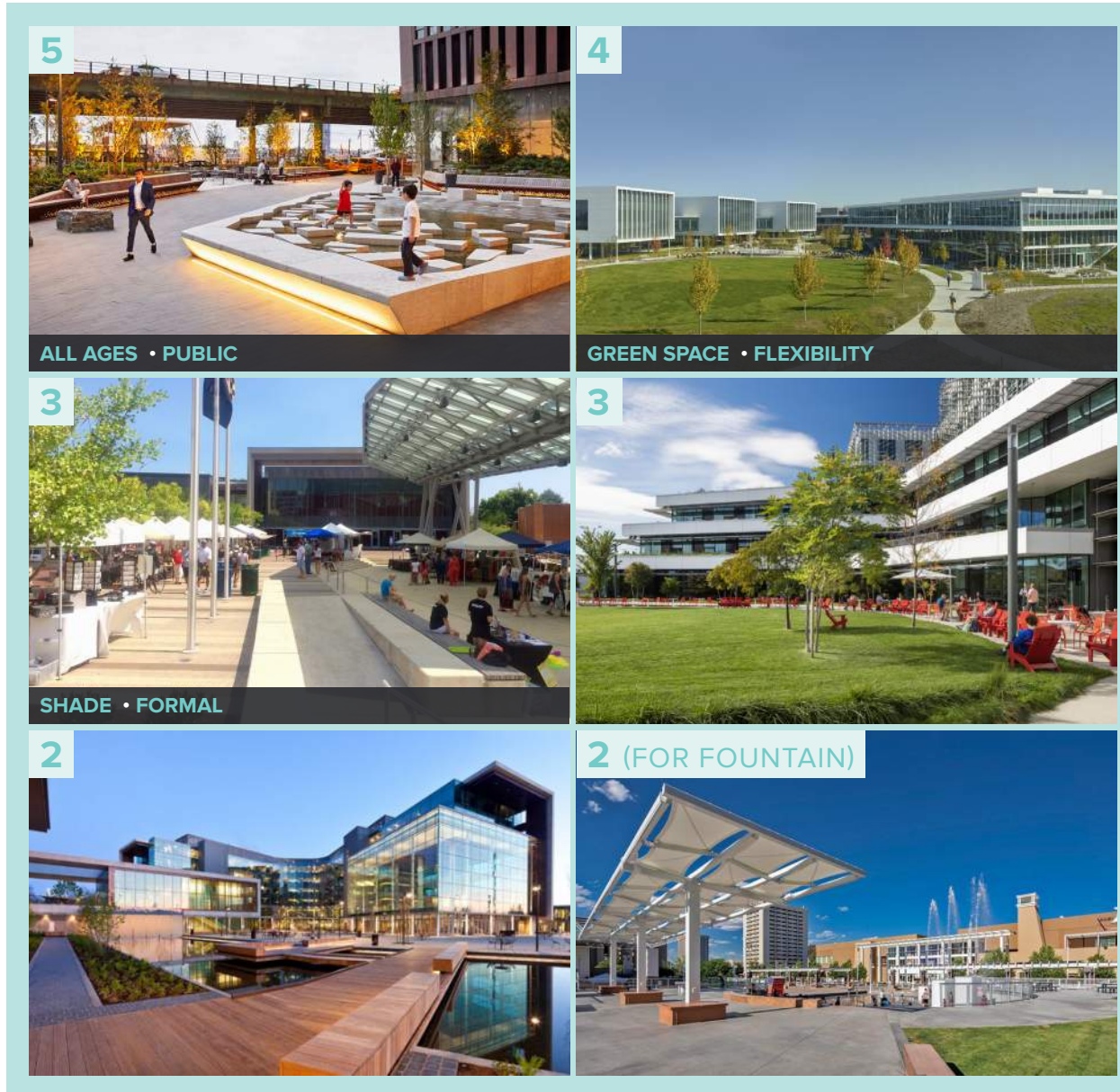
IMAGE EXERCISE RESULTS - TOWN HALLS
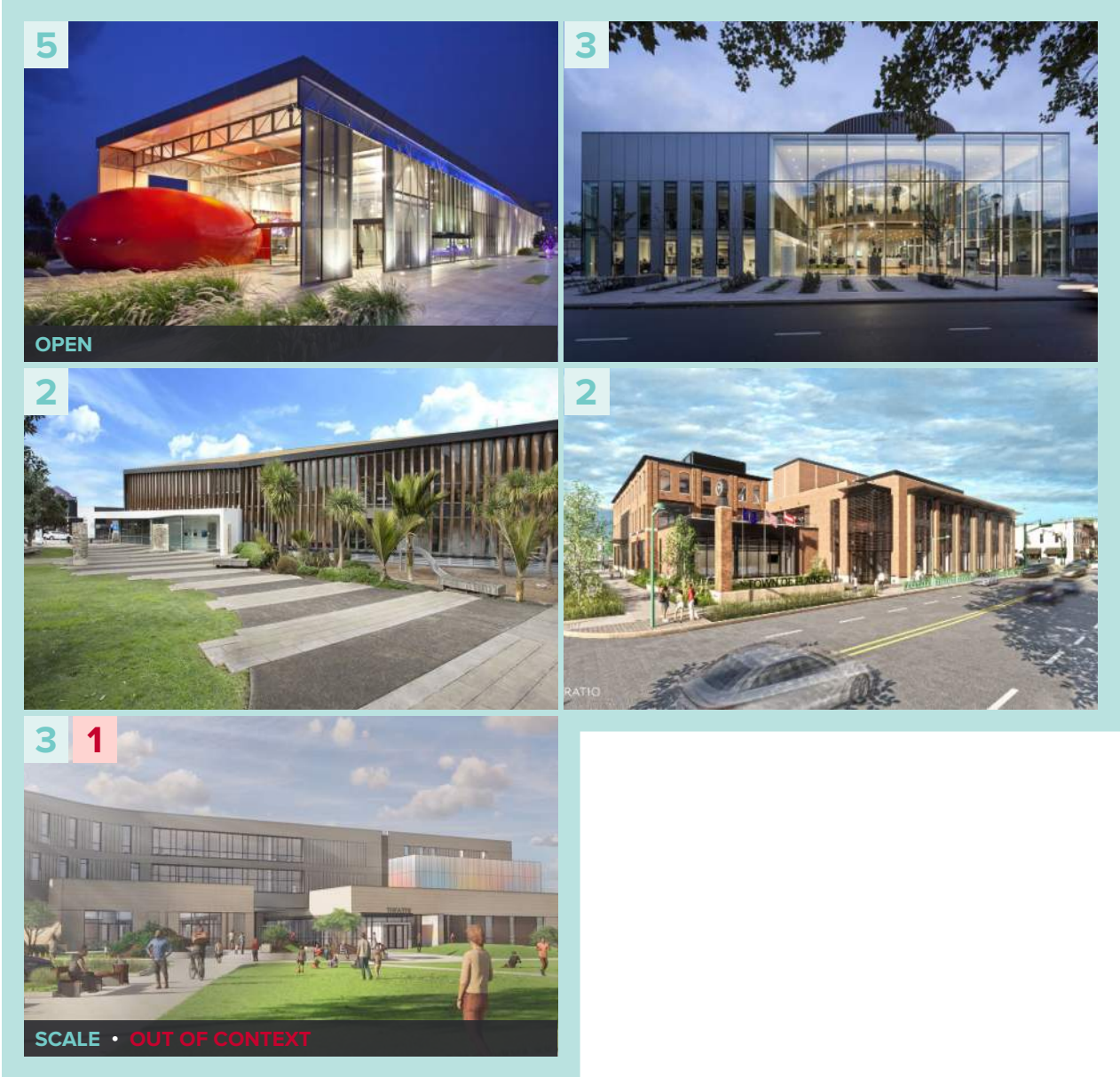
DESIGN GOALS

1. ADAPTABLE

The program of space allows for multi-use collaboration that serves government officials, town employees, and community members with common amenities.

The space itself should be designed in a whay to maximize ease of upgrades, should programmatic needs change in the future.

2. DURABLE

This place must outlast the current generation and serve the town for generations to come

3. INNOVATIVE

The site needs to be as unique as the town of Avon itself—not just another center that looks like Fishers, Carmel, Nobelsville, etc.

4. INCLUSIVE

This design nees to appear, function, feel, and adapt to a welcoming and comfortable space for every single member of the community. Program decisions should reinforce ease of access to resources for the community.

5. CONNECTED

To nature—the layout should compliment, tie into, and suppor tthe wooded ravine in the rear and invite natural light, natural views, and other natural amenities.

To paths of travel—as a central hub, this overall site needs to attract, support, and anchor pedestrian and vehicular circulation paths.

To the community—circulation and programmatic decisions, in proximity to main entrances, should be ordered by community needs with eas of access to those spaces a top priority.

Programming

3

PROGRAMMING

The questionnaire serves two important objectives. First, it documents important information formulated from facility user input. Secondly, it begins the formal process during which the users begin to think critically about their current facility and what an appropriate facility should be to best serve the needs of the town staff and community.

During the programming phase, our team prepared and distributed a detailed questionnaire (survey) to department leaders.

Our team then met one-on-one with the department leaders to gain a detailed understanding of entity functions and general spatial requirements anticipated to be accommodated by the new project. On-site interviews with the questionnaire respondents are necessary to "read between the lines and fill in the gaps" of the respondents observations. We recorded in detail what the needs are for each space and will assist the departments in achieving a deeper understanding of how the new facility must function.

The data from the questionnaires and on-site interviews then are organized into a document with a square footage allocation assigned to each space. After a series of refinements with each department leader, a space list is created to quantify the needs of each department.

PROGRAMMING SUMMARY

ROW LABELS	SUM OF BUILDING GROSS (BGSF)
Chamber of Commerce	1,301
Library	37
School Administration	23,081
Shared/Public Spaces	12,282
Town of Avon Administration	13,694
Washington Township Administration	1,744
Grand Total	**52,140**
5% Contingency	2,607
TOTAL	**54,747**

CHAMBER OF COMMERCE

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Chamber of Commerce	Director	150	1.35	202.50	1.35	273	
Chamber of Commerce	Chamber of Commerce Storage	150	1.35	202.50	1.35	273	
Chamber of Commerce	Entry Lobby	150	1.35	202.50	1.35	273	
Chamber of Commerce	Assistant Director	100	1.35	135.00	1.35	182	Also acts as reception
Chamber of Commerce	Future Staff	100	1.35	135.00	1.35	182	
Chamber of Commerce	Chamber Intern	64	1.35	86.40	1.35	117	
TOTAL		714	1.35	964	1.35	1,301	

LIBRARY

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Library	Book Kiosk	25	1.10	27.50	1.35	37	34"x41"x72". Needs power and data
TOTAL		**25**	**1.10**	**28**	**1.35**	**37**	

SCHOOL ADMINISTRATION

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
School Administration	Conference Room (50 People)	0	1.35	0.00	1.35	0	SF in shared large meeting space
School Administration	Conference Room (8-10 People)	260	1.35	351.00	1.35	474	Superintendent Office Area
School Administration	Conference Room (8-10 People)	260	1.35	351.00	1.35	474	HR and Finance
School Administration	Conference Room (8-10 People)	260	1.35	351.00	1.35	474	Curriculum and Special Education
School Administration	Conference/Training Room (25 People)	750	1.15	862.50	1.35	1,164	Including some furniture storage
School Administration	Curriculum Admin	200	1.35	270.00	1.35	365	
School Administration	Curriculum Admin	200	1.35	270.00	1.35	365	
School Administration	Curriculum Admin	200	1.35	270.00	1.35	365	Added. 2025 position
School Administration	Curriculum Admin	200	1.35	270.00	1.35	365	
School Administration	Curriculum Admin director	200	1.35	270.00	1.35	365	
School Administration	Curriculum Admin director	200	1.35	270.00	1.35	365	
School Administration	Curriculum Support Staff	80	1.35	108.00	1.35	146	
School Administration	Curriculum Support Staff	80	1.35	108.00	1.35	146	Added. 2025 position
School Administration	Curriculum Support Staff	80	1.35	108.00	1.35	146	
School Administration	Curriculum Support Staff	80	1.35	108.00	1.35	146	
School Administration	Curriculum Support Staff. Bilingual	80	1.35	108.00	1.35	146	
School Administration	Curriculum Support Staff. Bilingual	80	1.35	108.00	1.35	146	

SCHOOL ADMINISTRATION (CONT.)

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
School Administration	Curriculum Support Staff. Bilingual	80	1.35	108.00	1.35	146	
School Administration	Curriculum Support Staff. Bilingual	80	1.35	108.00	1.35	146	
School Administration	Curriculum Records	64	1.35	86.40	1.35	117	
School Administration	Finance Admin. Cfo	200	1.35	270.00	1.35	365	
School Administration	Finance Admin. Corp treasurer	120	1.35	162.00	1.35	219	
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	Added. 2025 position
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Support Staff	80	1.35	108.00	1.35	146	8x8 cubicle with additional storage
School Administration	Finance Records	64	1.35	86.40	1.35	117	
School Administration	Food Service Admin	200	1.35	270.00	1.35	365	
School Administration	Food Service Support Staff	80	1.35	108.00	1.35	146	Needs access to storage

SCHOOL ADMINISTRATION (CONT.)

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
School Administration	Food Service Support Staff	80	1.35	108.00	1.35	146	Added. 2025 position
School Administration	Food Service Support Staff	80	1.35	108.00	1.35	146	
School Administration	HR Admin	200	1.35	270.00	1.35	365	186 sf in existing plans
School Administration	HR Admin	200	1.35	270.00	1.35	365	Added. 2025 position
School Administration	HR Support Staff	80	1.35	108.00	1.35	146	Added. 2025 position
School Administration	HR Support Staff	80	1.35	108.00	1.35	146	
School Administration	HR Support Staff	80	1.35	108.00	1.35	146	
School Administration	HR Support Staff	80	1.35	108.00	1.35	146	
School Administration	HR Support Staff	80	1.35	108.00	1.35	146	
School Administration	HR Support Staff. Assistant	80	1.35	108.00	1.35	146	
School Administration	HR Records	64	1.35	86.40	1.35	117	
School Administration	Lobby/Waiting/Queing	150	1.35	202.50	1.35	273	
School Administration	Reception	150	1.35	202.50	1.35	273	Video intercom to admit visitors
School Administration	Record Storage	3,000	1.10	3,300.00	1.35	4,455	
School Administration	School District Break	480	1.35	648.00	1.35	875	
School Administration	Special Education Admin	200	1.35	270.00	1.35	365	
School Administration	Special Education Admin	200	1.35	270.00	1.35	365	
School Administration	Special Education Admin	200	1.35	270.00	1.35	365	Added. 2025 position

SCHOOL ADMINISTRATION (CONT.)

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
School Administration	Special Education Support Staff	80	1.35	108.00	1.35	146	
School Administration	Special Education Support Staff	80	1.35	108.00	1.35	146	
School Administration	Special Education Support Staff	80	1.35	108.00	1.35	146	
School Administration	Special Education Support Staff	80	1.35	108.00	1.35	146	Added. 2025 position
School Administration	Special education storage	300	1.15	345.00	1.35	466	Confirm with pictures. High density storage shelves. Need growth
School Administration	Superintendent	300	1.35	405.00	1.35	547	Door directly into conference room
School Administration	Superintendent	200	1.35	270.00	1.35	365	
School Administration	Superintendent	200	1.35	270.00	1.35	365	Added. 2025 position
School Administration	Superintendent - Communications	120	1.35	162.00	1.35	219	Communications Director
School Administration	Superintendent - Support Staff	80	1.35	108.00	1.35	146	
School Administration	Superintendent - Support Staff	80	1.35	108.00	1.35	146	Added. 2025 position
School Administration	Superintendent - Storage	192	1.35	259.20	1.35	350	Same size as original location
School Administration	Technology Infrastructure	160	1.35	216.00	1.35	292	Locate on First Floor
School Administration	Workroom/Mail Room	800	1.15	920.00	1.35	1,242	800 sf of combined work/mail in existing plans
School Administration	Conference Room (4 person)	120	1.35	162.00	1.35	219	
School Administration	Conference Room (4 person)	120	1.35	162.00	1.35	219	
School Administration	Conference Room (4 person)	120	1.35	162.00	1.35	219	
TOTAL		**13,494**	**1.27**	**17,097**	**1.35**	**23,081**	

SHARED/PUBLIC SPACES

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Shared/Public Spaces	Avon Education Foundation	300	1.35	405.00	1.35	547	One small conference room size. Storage remains at current facility
Shared/Public Spaces	Large conference (15-20)	0	1.15	0.00	1.35	0	Request from school. Duplicate of 20-25 person meeting space
Shared/Public Spaces	Community Room (Glass Pavilion)	4,000	1.15	4,600.00	1.35	6,210	4,000 from Republic Development plan. Need to discuss program of this space
Shared/Public Spaces	Large Meeting Room	2,000	1.15	2,300.00	1.35	3,105	150 People. Can be same room as council chamber
Shared/Public Spaces	Meeting Space (20-25 People)	620	1.15	713.00	1.35	963	Town Admin request. Located in shared space
Shared/Public Spaces	Showers/Lockers	300	1.35	405.00	1.35	547	Quantity? 12 sf per person as starting point. Shared with facility
Shared/Public Spaces	Library of Things	400	1.35	540.00	1.35	729	3d printers, sewing machines, etc.
Shared/Public Spaces	Post Office Hut	100	1.35	135.00	1.35	182	Still undecided. Need precedents of options
TOTAL		**7,720**	**1.18**	**9,098**	**1.35**	**12,282**	

TOWN OF AVON ADMINISTRATION

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Town of Avon Admin	Break Room	480	1.35	648.00	1.35	875	Lounge with some food prep. Can be in shared space
Town of Avon Admin	Building	120	1.35	162.00	1.35	219	
Town of Avon Admin	Building (also receptionist)	64	1.35	86.40	1.35	117	
Town of Avon Admin	Building Director	260	1.35	351.00	1.35	474	
Town of Avon Admin	Building inspector	120	1.35	162.00	1.35	219	
Town of Avon Admin	Clerk Office	120	1.35	162.00	1.35	219	
Town of Avon Admin	Clerk Treasurer	260	1.35	351.00	1.35	474	
Town of Avon Admin	Communications	150	1.35	202.50	1.35	273	
Town of Avon Admin	Communications	64	1.35	86.40	1.35	117	
Town of Avon Admin	Communications (Future)	100	1.35	135.00	1.35	182	2025
Town of Avon Admin	Communications Intern	64	1.35	86.40	1.35	117	Seasonal Employee
Town of Avon Admin	Communications Production Space	180	1.35	243.00	1.35	328	Recording video/audio. Storage for AV equipment.
Town of Avon Admin	Contractor Work Space	64	1.35	86.40	1.35	117	
Town of Avon Admin	Contractor Work Space	64	1.35	86.40	1.35	117	
Town of Avon Admin	Copy Rooms	200	1.35	270.00	1.35	365	
Town of Avon Admin	Council Chamber	0	1.35	0.00	1.35	0	It station in room. Furniture storage. ACCOUNTED FOR IN LARGE MEETING ROOM
Town of Avon Admin	Deputy Clerk Treasurer	120	1.35	162.00	1.35	219	

TOWN OF AVON ADMINISTRATION (CONT.)

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Town of Avon Admin	Economic Development Meeting Space	120	1.35	162.00	1.35	219	2-3 people
Town of Avon Admin	Emergency Operations Center	0	1.35	0.00	1.35	0	Assume this operates out of an existing meeting room
Town of Avon Admin	Exonomic Development	120	1.35	162.00	1.35	219	
Town of Avon Admin	Large Storage Room	260	1.35	351.00	1.35	474	Clerk treasurer storage
Town of Avon Admin	Long term storage	350	1.15	402.50	1.35	543	
Town of Avon Admin	Meeting Space (5-6 People)	180	1.35	243.00	1.35	328	
Town of Avon Admin	Meeting Space (8-10 People)	260	1.35	351.00	1.35	474	Can be shared
Town of Avon Admin	Parks and Recreation	120	1.35	162.00	1.35	219	
Town of Avon Admin	Parks and Recreation	100	1.35	135.00	1.35	182	Vacant position
Town of Avon Admin	Parks and Recreation	100	1.35	135.00	1.35	182	
Town of Avon Admin	Parks and Recreation (Future)	80	1.35	108.00	1.35	146	2025
Town of Avon Admin	Parks and Recreation (Future)	80	1.35	108.00	1.35	146	2025
Town of Avon Admin	Parks and Recreation Event Programmer	100	1.35	135.00	1.35	182	Part Time
Town of Avon Admin	Parks Department Storage	500	1.15	575.00	1.35	776	With direct access to plaza. Bollards, fences, barrels, signs etc.
Town of Avon Admin	Plan Review Room	300	1.35	405.00	1.35	547	Plotter/Scanner, lay down area to review.
Town of Avon Admin	Planning	120	1.35	162.00	1.35	219	
Town of Avon Admin	Planning	120	1.35	162.00	1.35	219	

TOWN OF AVON ADMINISTRATION (CONT.)

DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Town of Avon Admin	Planning (Future)	120	1.35	162.00	1.35	219	2030
Town of Avon Admin	Planning and Building Storage	250	1.35	337.50	1.35	456	Moving more digital but still need space
Town of Avon Admin	Planning Intern	64	1.35	86.40	1.35	117	Seasonal Employee
Town of Avon Admin	Planning. Town Planner	260	1.35	351.00	1.35	474	
Town of Avon Admin	Public Works	150	1.35	202.50	1.35	273	
Town of Avon Admin	Public Works	64	1.35	86.40	1.35	117	
Town of Avon Admin	Public Works	64	1.35	86.40	1.35	117	
Town of Avon Admin	Public Works	64	1.35	86.40	1.35	117	
Town of Avon Admin	Public Works	64	1.35	86.40	1.35	117	
Town of Avon Admin	Reception	260	1.35	351.00	1.35	474	
Town of Avon Admin	Storage for files	80	1.35	108.00	1.35	146	
Town of Avon Admin	Town Manager	260	1.35	351.00	1.35	474	
Town of Avon Admin	Town Manager	120	1.35	162.00	1.35	219	
Town of Avon Admin	Town Manager (Future)	120	1.35	162.00	1.35	219	2025
Town of Avon Admin	Town Manager (Future)	120	1.35	162.00	1.35	219	2025
Town of Avon Admin	Town Manager (Future)	120	1.35	162.00	1.35	219	2025
Town of Avon Admin	Town Manager (Future)	120	1.35	162.00	1.35	219	2025
TOTAL		**7,640**	**1.33**	**10,144**	**1.35**	**13,694**	

WASHINGTON TOWNSHIP ADMINISTRATION

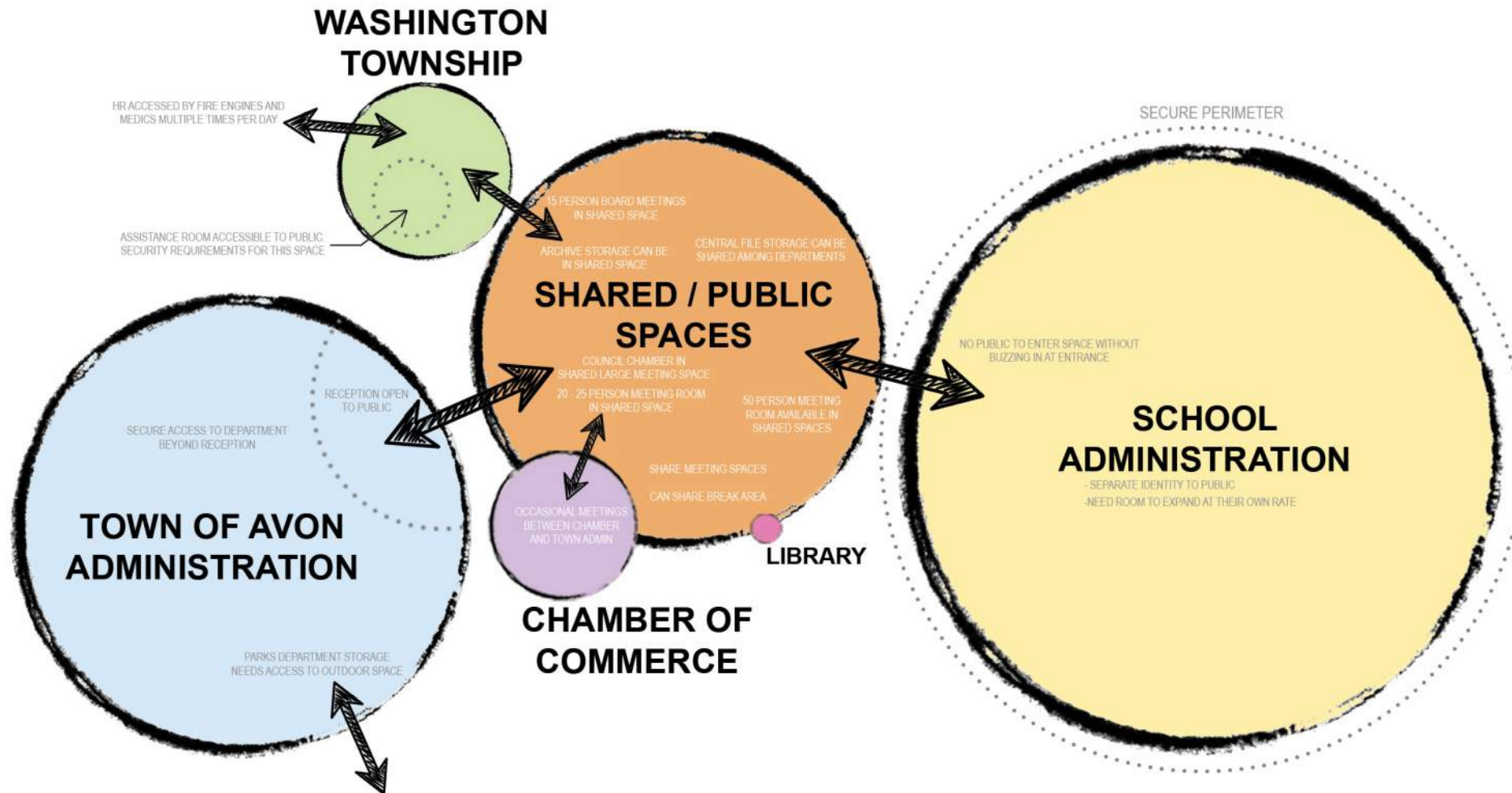| DEPARTMENT	ROOM NAME	PROGRAM (NSF)	"DGF (PROJECTED)"	DEPARTMENT GROSS (DGSF)	GROSSING FACTOR (BGF)	BUILDING GROSS (BGSF)	COMMENTS
Washington Township Admin	Assistance Room	180	1.35	243.00	1.35	328	Needs a printer, panic button, and clear exit path
Washington Township Admin	Meeting Space	0	1.35	0.00	1.35	0	In shared space
Washington Township Admin	HR Director	100	1.35	135.00	1.35	182	
Washington Township Admin	Trustee	200	1.35	270	1.35	365	
Washington Township Admin	Deputy Trustee	100	1.35	135.00	1.35	182	
Washington Township Admin	Assistance Investigator	100	1.35	135.00	1.35	182	
Washington Township Admin	Accounting Clerk	64	1.35	86.40	1.35	117	
Washington Township Admin	Accounting Clerk	64	1.35	86.40	1.35	117	
Washington Township Admin	Accounting Assistant	64	1.35	86.40	1.35	117	Seasonal Employee
Washington Township Admin	Archive Storage	100	1.15	115.00	1.35	155	
TOTAL		**972**	**1.33**	**1,292**	**1.35**	**1,744**	

Program Diagrams
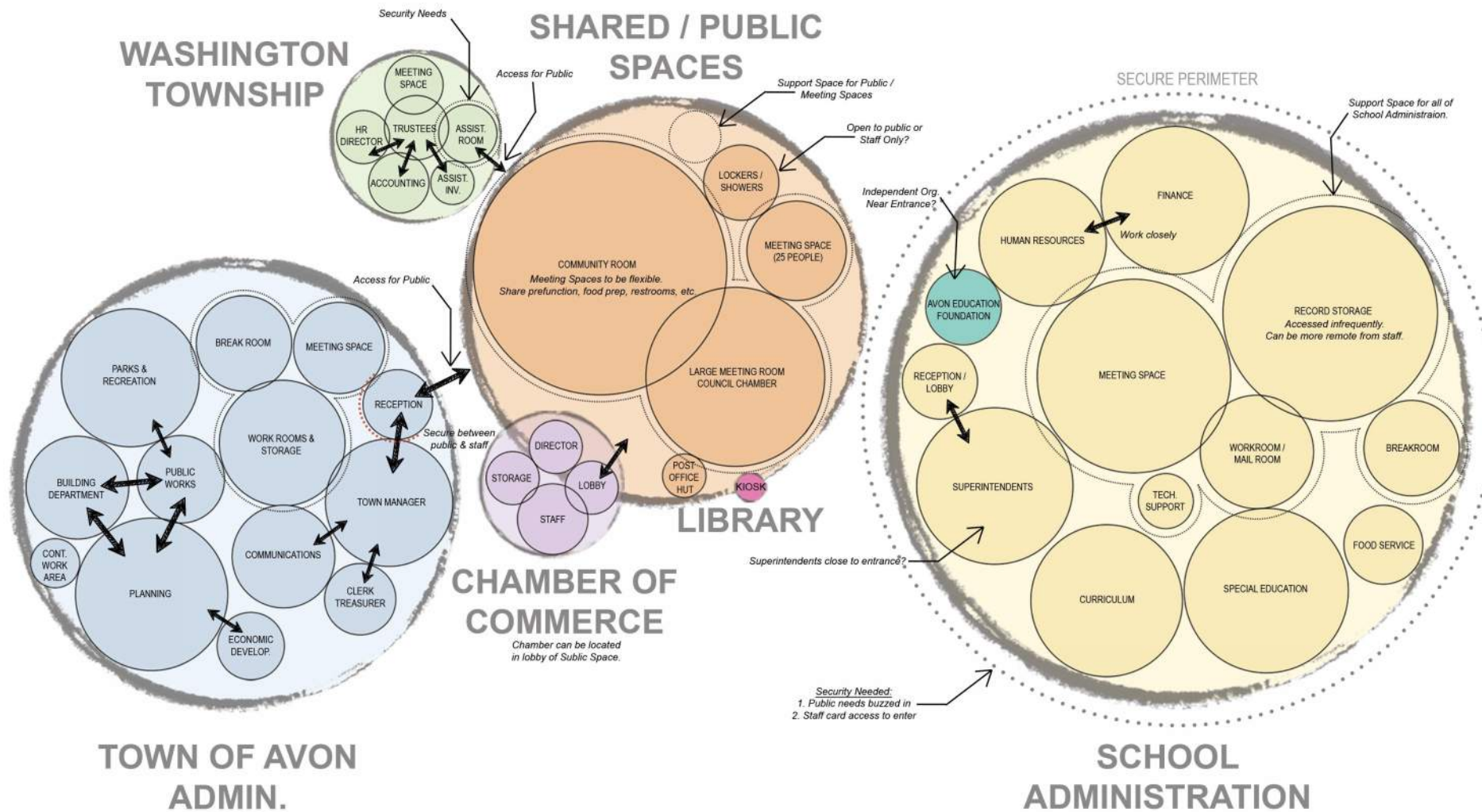
4

PROGRAM DIAGRAMS

Programming diagrams are the qualitative partner to the quantitative space list.

Captured in these diagrams are important aspects that need to be incorporated into the design including desired adjacencies, security requirements, circulation considerations, site implications, etc. Merging all of these aspects into a single diagram begins to paint a picture of the building requirements that will be need to be implemented in later phases. These diagrams also allow the size of each department to be understood in relation to one another to confirm the space requested during the programming phase is accurate. There are two diagrams in this study. One that looks at a full department level and one that focuses on the spaces within each department.

DEPARTMENTS ADJACENCY DIAGRAM

WASHINGTON TOWNSHIP

HR ACCESSED BY FIRE ENGINES AND MEDICS MULTIPLE TIMES PER DAY

ASSISTANCE ROOM ACCESSIBLE TO PUBLIC. SECURITY REQUIREMENTS FOR THIS SPACE

15 PERSON BOARD MEETINGS IN SHARED SPACE

ARCHIVE STORAGE CAN BE IN SHARED SPACE

CENTRAL FILE STORAGE CAN BE SHARED AMONG DEPARTMENTS

SHARED / PUBLIC SPACES

SECURE PERIMETER

COUNCIL CHAMBER IN SHARED LARGE MEETING SPACE

RECEPTION OPEN TO PUBLIC

20 - 25 PERSON MEETING ROOM IN SHARED SPACE

50 PERSON MEETING ROOM AVAILABLE IN SHARED SPACES

NO PUBLIC TO ENTER SPACE WITHOUT BUZZING IN AT ENTRANCE

SECURE ACCESS TO DEPARTMENT BEYOND RECEPTION

SHARE MEETING SPACES

CAN SHARE BREAK AREA

SCHOOL ADMINISTRATION

- SEPARATE IDENTITY TO PUBLIC
- NEED ROOM TO EXPAND AT THEIR OWN RATE

OCCASIONAL MEETINGS BETWEEN CHAMBER AND TOWN ADMIN

LIBRARY

TOWN OF AVON ADMINISTRATION

PARKS DEPARTMENT STORAGE NEEDS ACCESS TO OUTDOOR SPACE

CHAMBER OF COMMERCE

DEPARTMENTS ADJACENCY DIAGRAM

Site Analysis

5

SITE ANALYSIS

A site analysis diagram shows pertinent factors to consider when designing a building on the selected site.

The factors include natural elements such as wind and sun direction, topography, views, and access to natural spaces. Additional considerations come from the proposed Easton Grey Development, such as road locations, utility access, approach to the site, planned plaza space etc. Located all of these factors into one diagram allows the site massing concepts to be created in an informed manner that makes best use of the site conditions.
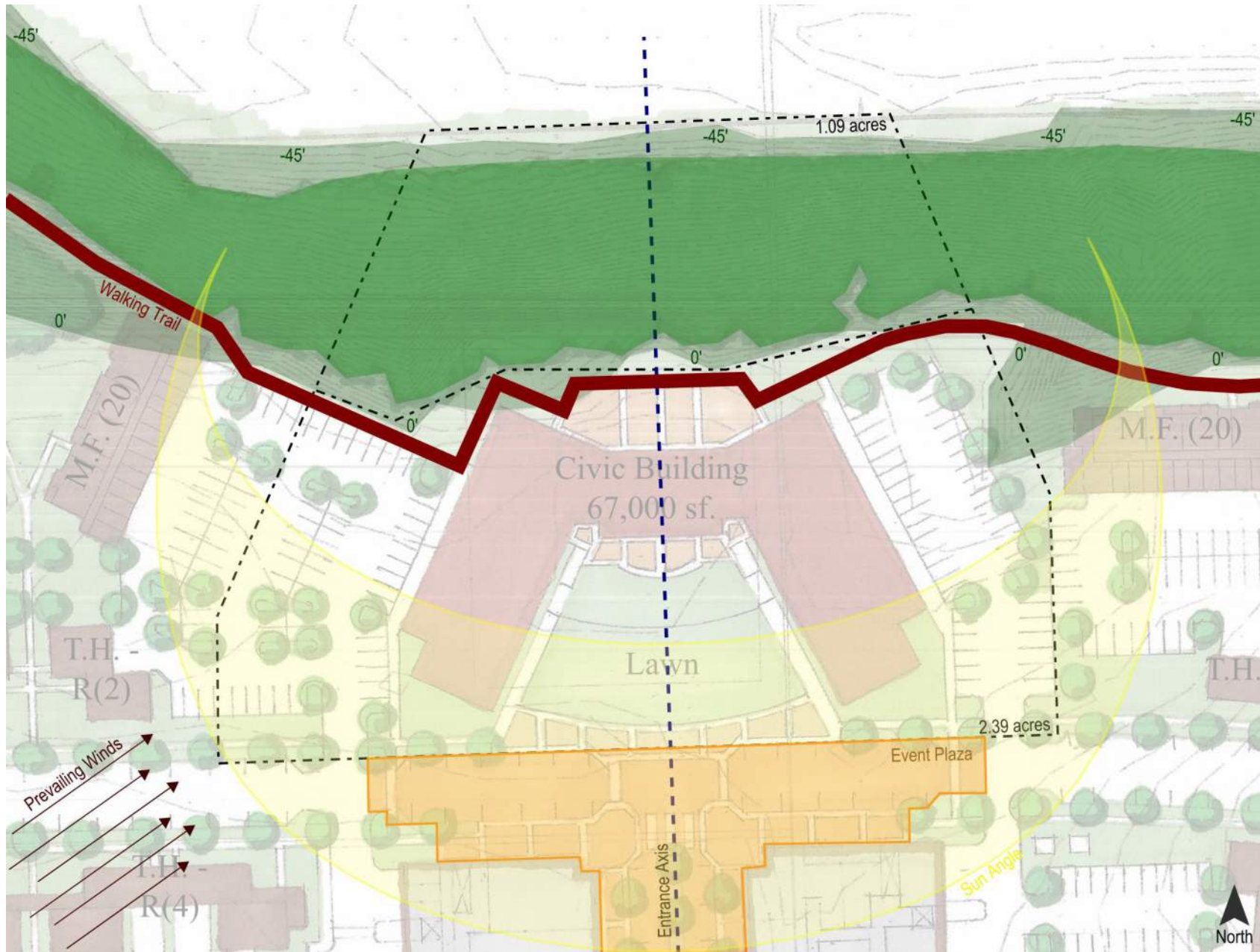
Site Massing Concepts

6

SITE MASSING CONCEPTS

With the vetted program in hand, spacial adjacencies understood, and site analysis complete, our design team began to bring the program to life.

3-D massing concepts were created to study how to best accommodate the required program on the site. This process typically includes dozens of concepts, generated by the design team, that get refined down to a few select options by evaluating each concept against the project goals and eliminate those which don't sufficiently satisfy the project criteria. The concepts in this book are the refined list that have been reviewed with the department stakeholders for the project and are seen as the most viable candidates for ways to move forward. A charrette was held to allow all stakeholders to review and adjust each concept. This confirmed the ability of all concepts presented to be the correct solution at this phase of the project. Each of the selected concepts have their own pros and cons to be studied further in schematic design when a decision of how to proceed forward is determined.

OPTION 1

PROS:
- Clean separation between school and town. Individual expansion.
- Shared/Public space is separate entity equally located between the departments
- Public shared space is the emphasis. Located central to the site surrounded by program
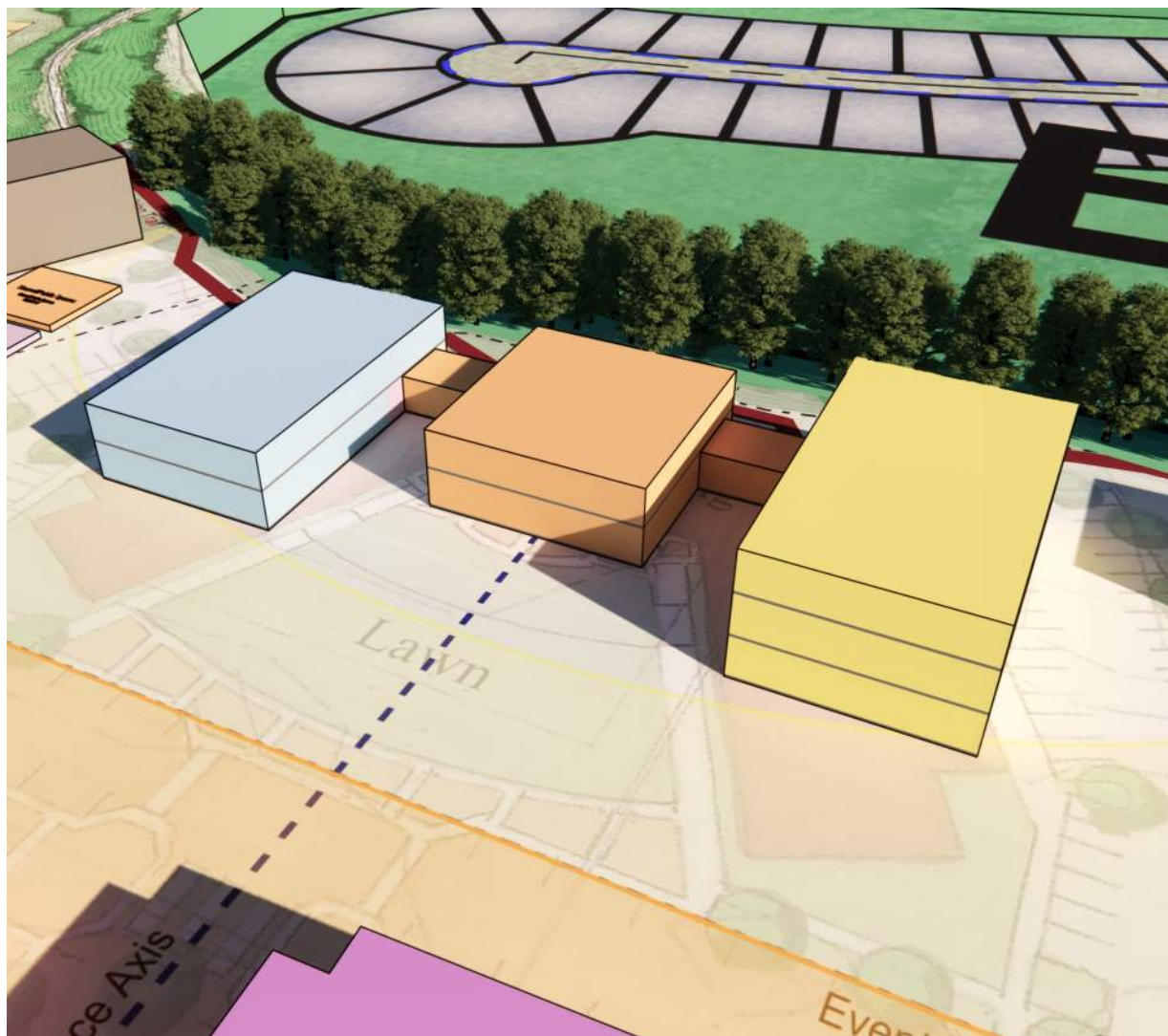
CONS:
- More expensive layout of the building program

LEGEND KEY
❶ 16,500 SF - Town Administration Washington Township Chamber of Commerce

❷ 12,500 SF - Shared/Public Spaces

❸ 24,000 SF - School Administration

FUTURE EXPANSION CAPABILITIES
Ⓐ 2 stories = 9,400 sf expansion

Ⓑ 3 stories = 14,000 sf expansion

OPTION 1 (CONT.)

CONSIDERATIONS:

RFP RENDERINGS

RFP RENDERINGS

AMERICAN
STRUCTUREPOINT
INC.

Defining the Built Environment